Karen Johnson Davidson County
Batch# 437811 DEEDWARRSP
07/15/2020 11:21:30 AM 6 pgs
Fees: $33.00 Taxes: $22,200.00
20200715-0077430

This instrument prepared by:

Caryn S. Englander
DLA Piper LLP (US)
444 West Lake Street, Suite 900
Chicago, Illinois 60606

After Recording, Return to:

Leonid Nerdinsky
2847 Hollywood Boulevard
Hollywood, FL 33020

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
1135 Bronx River Ave. Corp.	IMO US South, LLC	
(NAME) c/o Mark Fischler	(NAME) c/o International Car Wash Group	161-00-0-306.00
(STREET ADDRESS OR ROUTE NUMBER) PO Box 436	(STREET ADDRESS) 6300 S. Syracuse Way, Suite 205	
(CITY) (STATE) (ZIP) Woodmere, NY 11598	(CITY) (STATE) (ZIP) Centennial, CO 80111	

THIS INDENTURE, made on the 13 of July, 2020, by and between, **IMO US SOUTH, LLC**, a Delaware limited liability company ("**Grantor**") and **1135 BRONX RIVER AVE. CORP.**, a New York corporation ("**Grantee**").

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor has this day bargained and sold, and does hereby transfer and convey unto the said Grantee, Grantor's right, title and interest in, to and under all that certain tract of land situated in Davidson County, Tennessee, and more fully described in **Exhibit A** attached hereto and made a part hereof, together with Grantor's right, title and interest in and to the building or buildings, improvements, and other fixtures (other than Grantor's trade fixtures including car wash

equipment) located on the land (the "Property"), SUBJECT, HOWEVER, to easements, rights of way and other matters of record in the official land records of Davidson County, Tennessee (the "Permitted Exceptions"). Grantor further assigns, transfers, sets over, and conveys to Grantee all of Grantor's right, title, and interest in and to any streets, alleys, or rights-of-way adjacent to the Property, any strips, gaps, and gores adjoining the Property and any mineral rights, oil and gas rights, water rights, easements, and other appurtenances pertaining to the Property.

Being the same property conveyed to IMO US SOUTH, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20190403-0029978 in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 5828 Nolensville Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights and appurtenances thereunto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself to WARRANT AND FOREVER DEFEND, all and singular the Property unto Grantee against every person whomsoever lawfully claiming through or under Grantor, but not otherwise.

[***Signature Page Follows***]

IN WITNESS THEREOF, Grantor has executed this Special Warranty Deed on June 26, 2020, but to be effective on the date first above written.

GRANTOR:

IMO US SOUTH, LLC,
a Delaware limited liability company

By: Jean Jacquemetton
Name: Jean Jacquemetton
Its: Vice President

STATE OF Florida)
) SS:
COUNTY OF Hillsborough)

Personally appeared before me, Jean Jacquemetton a Notary Public in and for said County and State, Jean Jacquemetton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26 day of June, 2020.

Notary Public

My Commission Expires: 11/14/2023

BROOKE MCCRANIE
MY COMMISSION # GG 912144
EXPIRES: November 14, 2023
Bonded Thru Notary Public Underwriters

STATE OF New York)
) SS:
COUNTY OF Nassau)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $6,000,000.00.

Affiant

Sworn to and subscribed before me this 9th day of July, 2020.

Notary Public

My Commission Expires:

9/6/20

ADAM RAMER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02RA6347530
Qualified in Nassau County
Commission Expires September 6, 2020

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3 on the Plan of Final Plat of Resubdivision of Lots 3 and 4, Revision of the Final Plat, Wal-Mart Nashville South, of record in Instrument No. 20100826-0067630, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more completc dcscription of the property.

Being the same property conveyed to IMO US SOUTH, LLC, a Delaware limited liability company by Special Warranty Deed of record in Instrument No. 20190403-0029978 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Melissa Anderson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Illinois

County of Cook

Personally appeared before me, Erin Caccamo, a notary public for this county and state, Melissa Anderson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/28/2023

Notary' Seal (if on paper)

OFFICIAL SEAL
ERIN CACCAMO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 28, 2023

OFFICIAL SEAL
ERIN CACCAMO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 28, 2023